

ROCK RIDGE BOUNDARY LINE ADJUSTMENT  
IN THE N.W. 1/4, OF THE N.W. 1/4, SEC. 26, TWP 35 N., RNG 1 E., W.M.  
CITY OF ANACORTES, WASHINGTON

AUDITORS CERTIFICATE  
FILED FOR RECORD THIS 31 DAY OF MARCH 2025  
AT 2:20 MINUTES PAST 11 O'CLOCK AM UNDER  
AUDITOR'S FILE NO. 202503310037 RECORDS OF SKagit  
COUNTY, WASHINGTON

AUDITOR *David A. Lewis* DEPUTY AUDITOR *David A. Lewis*

- NOTES
1. FOUND REBAR AND YELLOW CAP AS NOTED.
  2. FOUND PK NAIL AND DISK IN CONCRETE SIDEWALK.
  3. FOUND CONCRETE MONUMENTS IN CASE WITH COVER 12-8-2023.
  4. FOUND BRASS SURFACE MONUMENT.
  5. SET REBAR AND YELLOW CAP #27807.
  6. BASIS OF BEARINGS: PLAT OF ROCK RIDGE SOUTH AF #201807270027.
  7. EQUIPMENT USED: GEOMAX 2, TOTAL STATION.
  8. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
  9. SURVEY METHOD: STANDARD FIELD TRAVERSE.
  10. THIS IS A BOUNDARY SURVEY ONLY, NOT ALL UTILITIES WERE NOT INVESTIGATED.

GENERAL INFORMATION

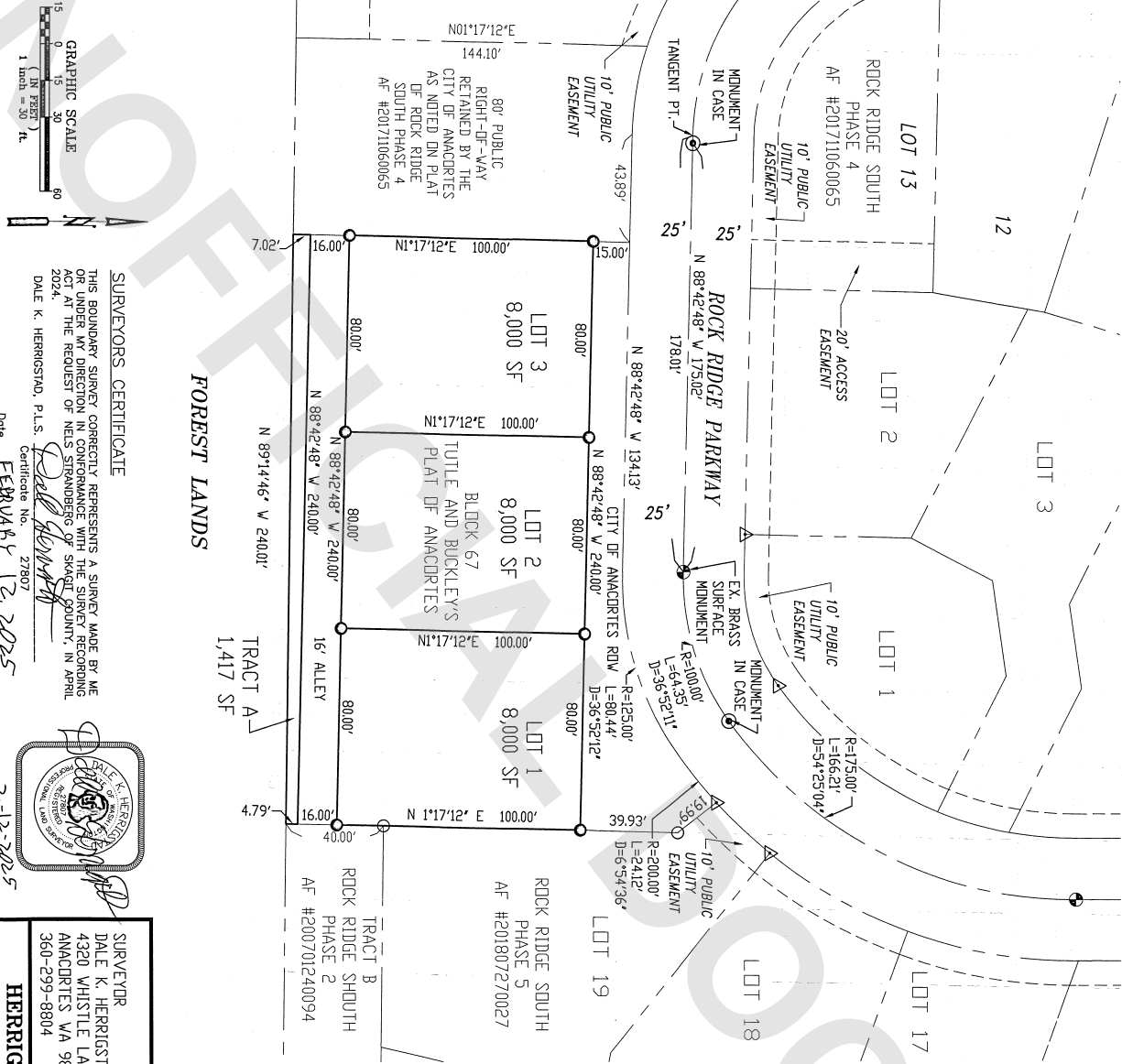
1. The purpose of this Boundary Line Adjustment is to combine underlying lots into larger lots that meet the current minimum lot size requirements.
2. Assessor's Parcel Number (APN) 3834-067-000-0005.
3. Land Description Information is from First American Title Insurance Company, Order No: 211971-LT dated April 18, 2024.
4. Zoning: R2 - Residential Low Density.
5. Water Supply: City of Anacortes.
6. Storm Sewer: City of Anacortes.
7. Storm Sewer: City of Anacortes.

PROPERTY AREA BEFORE BLA  
25,417 SF

LOT ADDRESSES: AREA AFTER BLA  
LOT 1 3940 C ROCK RIDGE PARKWAY 8,000 SF  
LOT 2 3940 B ROCK RIDGE PARKWAY 8,000 SF  
LOT 3 3940 A ROCK RIDGE PARKWAY 8,000 SF  
TRACT A 1,417 SF

NW/NW/NE/NW	NE
SW/NW/SE/NW	SE
SW	

BLA-2024-0002  
SHEET 1 OF 2



SURVEYORS CERTIFICATE  
THIS BOUNDARY SURVEY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF NEILS STRANDBERG OF SKAGIT COUNTY, IN APRIL 2024.  
DALE K. HERRIGSTAD, P.L.S.  
Certificate No. 27807  
Date FEBRUARY 12, 2025



BOUNDARY LINE ADJUSTMENT  
SURVEYOR  
DALE K. HERRIGSTAD P.L.S.  
4320 WHISTLE LAKE ROAD  
ANACORTES, WA 98221  
360-299-8804  
HERRIGSTAD ENGINEERING & SURVEYING  
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

PROPERTY OWNERS:  
P60499 RR SUMMIT NW LLC  
2018 R AVENUE  
ANACORTES, WA 98221  
DATE: 12-2024  
SCALE: Noted  
JOB#2023-105

LEGAL DESCRIPTION BEFORE ADJUSTMENT

Lots 1 through 8 and Lots 13 through 20, inclusive, Block 67, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

LEGAL DESCRIPTION AFTER ADJUSTMENT

LOT 1  
The East 20 feet of Lot 6 and all of Lots 7 and 8, Block 67, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LOT 2

The East 10 feet of Lot 3 and all of Lots 4 and 5 and the West 10 feet of Lot 6, Block 67, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

LOT 3

All of Lots 1 and 2 and the West 20 feet of Lot 3, Block 67, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TRACT A

Lots 13 through 20, inclusive, Block 67, "TUTTLE & BUCKLEY'S PLAT OF ANACORTES, SKAGIT CO. WASH.," as per plat recorded in Volume 2 of Plats, page 23, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ACCEPTANCE

This Boundary Line Adjustment is hereby examined and approved for acceptance the 21<sup>st</sup> day of February, 2025.

City Engineer

Planning, Community & Ec. Dev. Director

DECLARATION OF LEGAL DOCUMENTATION:

BOUNDARY LINE ADJUSTMENT # BLA-2024-0002.

ANYONE WHO SEES THIS IS MADE AWARE:

That I/we, the undersigned, affirm under oath and state that I/we are the owner/owners of the property subject to the boundary line adjustment and am/are solely responsible for securing and executing, as well as seeking, all necessary legal advice or assistance concerning the legal documents necessary to transfer title to those portions of the properties involved in the boundary line adjustment.

That I/we, the undersigned, further affirm under oath and state that the legal documents necessary to transfer title to the properties in question have been prepared and executed so that upon the recording of the boundary line adjustment, the title to the subject properties will accurately reflect the new lot line configuration resulting from the boundary line adjustment as approved by the City of Anacortes.

DATED this 15<sup>th</sup> day of February, 2025.

RR SUMMIT NW LLC

State of Washington

County of Skagit

I certify that I know of no satisfactory evidence that Nels Strandberg signed this instrument, on oath stated that (he/she/they) (was/are) authorized to execute the instrument and acknowledged it as the member of

RR SUMMIT NW LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2025.

Notary Public in and for the State of Washington

Signed Christina M. Miller

Name printed Christina M. Miller

Residing at Anacortes WA

My commissions expires 4/1/2026

BLA-2024-0002  
SHEET 2 OF 2

BOUNDARY LINE ADJUSTMENT

SURVEYOR  
DALE K. HERRIGSTAD P.L.S.  
4320 WHISTLE LAKE ROAD  
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PROPERTY OWNERS:  
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2-12-2025

